



THE CITY OF SAN DIEGO

DATE OF NOTICE: November 21, 2019

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for the construction of a residential tower totaling approximately 300,250 square feet to accommodate a total of 214 dwelling units (nine visitor accommodations and 205 residential condominiums), retail space, and lobby area with the conversion of an existing historic residential dwelling-unit into a restaurant. The project utilizes the City's Affordable Density Bonus by providing 20 affordable residential units (15%) located off-site at 4069 Brant Avenue within the Uptown Community Plan area to very-low income households (rents at 30% of 50% AMI for a period of 55 years), consistent with SDMC §143.0745(a) and in compliance with the Affordable, in-fill Housing and Sustainable Buildings Expedite Program. Additionally, the project proposes to reconstruct a historical residential dwelling unit at 3232 4th Avenue, proposed to be demolished at the project site. The project is located on the northeast corner of 5th Street and Thorn Street. The western portion of the site (0.69 acre), which fronts on 5th Avenue, is zoned CC-3-9. The eastern portion of the site (0.48 acre), which fronts on Sixth Avenue, is zoned RM-4-10. The project site is designated Multiple Use in the City of San Diego General Plan and Community Commercial [0-109 dwelling units per acre (du/ac)] and Residential – Very High (74-109 du/ac) in the Uptown Community Plan.

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| PROJECT NO: | 645644 |
| PROJECT NAME: | <u>5TH AND THORN</u> |
| PROJECT TYPE: | SITE DEVELOPMENT PERMIT/TENTATIVE MAP, PROCESS 4 |
| APPLICANT: | 6TH AND THORN, LLC |
| COMMUNITY PLAN AREA: | UPTOWN |
| COUNCIL DISTRICT: | 3 |
| CITY PROJECT MANAGER: | William Zounes, Development Project Manager |
| PHONE NUMBER/E-MAIL: | (619) 687-5942/ wzounes@sanidiego.gov |

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group recommendations are integral components of the project review process. You may contact Soheil Nakhshab, Chair of the Uptown Planners at (619) 255-7257 or by email at uptownplannerschair@nddinc.net to inquire about the community planning group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above.

This information will be made available in alternative formats upon request.

Internal Order No.: 24008371



Development Services Department

William Zounes/ Project No. 645644

1222 First Ave., MS 501

San Diego, California 92101-4101

RETURN SERVICE REQUESTED